

# Comparative Market Analysis

Property At:

*Prepared For:*  
Miguel Ruiz

*Prepared By:*  
Fermin Perez  
Century 21 Lullo



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Miguel Ruiz

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Dear Miguel Ruiz,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

I welcome the opportunity to work as your real estate professional. I encourage you to contact me should you have any questions or require any additional information.

Sincerely,  
Fermin Perez

Century 21 Lullo

## **Seller's Statement**

**Property At:**

***Prepared For: Miguel Ruiz***

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***Suggested Marketing Price: \$1,028,187***

## Market Analysis Summary

### Currently for Sale

#### Comparables

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
07010168	ACTV	1906 W BERWYN	\$799,000	10	5	3.1	201	201
07060411	ACTV	4730 N WINCHESTER	\$799,000	7	4	3	145	276
07156267	ACTV	4936 N HOYNE AVE	\$869,900	9	4	3.1	12	12
07123969	PCHG	1908 W Farragut AVE	\$875,000	10	4	3.1	48	48
07163394	NEW	5540 N Francisco AVE	\$899,900	12	4	3.1	4	47
07119886	PCHG	4714 N WOLCOTT AVE	\$934,900	11	4	3.1	54	266
06982004	ACTV	5139 N OAKLEY AVE	\$979,000	12	5	3.1	233	250
07021176	ACTV	5123 N WINCHESTER ST	\$999,000	13	5	3.1	191	191
07156832	ACTV	5036 N Winchester	\$999,000	11	5	3.1	12	126
07124561	ACTV	2012 W GIDDINGS ST	\$1,210,000	9	4	3.1	48	48
07111715	ACTV	5049 N OAKLEY AVE	\$1,250,000	10	4	3.1	65	111
07136912	ACTV	4610 N Wolcott ST	\$1,299,000	12	4	3.1	34	447
07148240	ACTV	4148 N Rockwell ST	\$1,375,000	10	5	3.1	20	20
07005434	ACTV	4930 N Winchester AVE	\$1,450,000	14	6	4.1	208	208
07149018	ACTV	4838 N OAKLEY AVE	\$1,450,000	11	5	3.2	20	306
06721902	ACTV	2104 W GIDDINGS	\$1,495,000	12	6	3.2	505	717
07103620	ACTV	4630 N PAULINA AVE	\$1,495,000	12	4	3.2	74	74
06859901	ACTV	4934 N Hamilton AVE	\$1,499,995	12	6	4.2	344	344

#### Statistics

Total Properties: 18

	List Price	Approx SF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$799,000	3900	4	3	4	12
<b>Maximum</b>	\$1,499,995	5000	6	4	505	717
<b>Average</b>	\$1,148,816	4335	5	3	123	205

## Market Analysis Summary (continued)

### **Pending Sale**

#### **Comparables**

MLS #	Stat	Address	List Price	# Rms	Beds	Baths	LMT	MT
07069425	CTG	4834 N Hoyne ST	\$799,000	9	4	3.1	134	134
07150954	CTG	5067 N WINCHESTER AVE	\$939,000	9	4	4.1	18	18
06933873	PEND	4641 N WOLCOTT AVE	\$999,900	9	4	4.1	228	228
06956685	CTG	4920 N Wolcott AVE	\$1,099,900	11	5	4.1	254	605

#### **Statistics**

Total Properties: 4

	List Price	Approx SF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$799,000	4300	4	3	18	18
<b>Maximum</b>	\$1,099,900	5005	5	4	254	605
<b>Average</b>	\$959,450	4568	4	4	159	246

## Market Analysis Summary (continued)

### ***Recently Sold***

#### **Comparables**

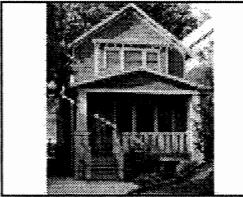
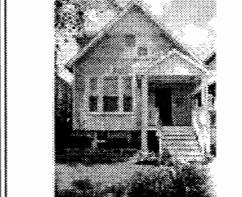
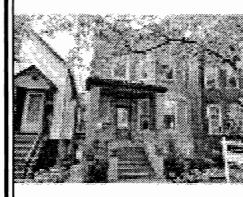
MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Rms	Beds	Baths	LMT	MT
06842954	CLSD	1808 W Summerdale AVE	\$924,900	\$906,375	10/01/2008	12	4	3.1	72	72
06951345	CLSD	4420 N CAMPBELL AVE	\$1,199,000	\$1,150,000	10/06/2008	10	4	3.1	46	256

#### **Statistics**

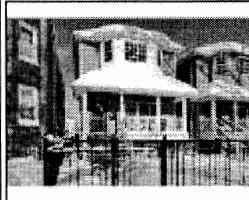
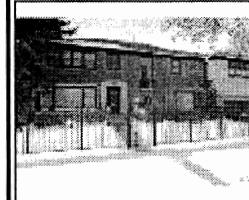
Total Properties: 2

	List Price	Sold Pr	Approx SF	Beds	Baths	LMT	MT
<b>Minimum</b>	\$924,900	\$906,375	0	4	3	46	72
<b>Maximum</b>	\$1,199,000	\$1,150,000	0	4	3	72	256
<b>Average</b>	\$1,061,950	\$1,028,188	0	4	3	59	164
Sold properties closed averaging 96.82% of their Final List Price (FLP). This reflects a 3.18% difference between property sale prices and their FLP's.							

**Comparables**

	<b>Subject Property</b>	<b>Comp #1 Adjustment</b>	<b>Comp #2 Adjustment</b>	<b>Comp #3 Adjustment</b>
	No Photo Available			
<b>MLS #:</b>	07010168	07060411	07156267	
<b>Status:</b>	ACTV	ACTV	ACTV	
<b>Street Number:</b>	1906	4730	4936	
<b>Compass Point:</b>	W	N	N	
<b>Street Name:</b>	BERWYN	WINCHESTER	HOYNE	
<b>Street Suffix:</b>			AVE	
<b>City:</b>	Chicago	Chicago	Chicago	
<b>List Price:</b>	\$799, 000	\$799, 000	\$869, 900	
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>	201	276	12	
<b>Total # Of Rooms:</b>	10	7	9	
<b>Bedrooms:</b>	5	4	4	
<b>Bathrooms:</b>	3.1	3	3.1	
<b>Subdivision:</b>				
<b>Lot Size:</b>	Standard Chicago Lot	Oversized Chicago Lot	Oversized Chicago Lot	
<b>Approx Sq Ft:</b>	4000			
<b>Type of House:</b>	2 Stories	2 Stories	2 Stories	
<b>Dining Room:</b>	Combined w/ LivRm (WLR)	Separate (SEP)	Separate (SEP)	
<b>Living Room Size:</b>	30X14	22X17	10X13	
<b>Master Bedroom Size:</b>	14X20	16X13	14X19	
<b>Model:</b>				
<b>Basement:</b>	Full, Walkout, Finished	Full	Full, Finished	
<b>Garage Type:</b>	Detached, 2 Car Garage	Detached	Detached, 2 Car Garage	
<b>Parking:</b>	On-Site	On-Site	Off Alley	
<b>Age:</b>	1-5 Years	100+ Years	51-100 Years	
<b>Exterior Building Type:</b>	Aluminum/Vinyl/Steel Siding (AVS), Cedar (CD)	Frame (FR)	Brick (BR)	
<b>Elementary Sch Dist:</b>	299	299	299	
<b>High Sch Dist:</b>	299	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>	\$0	\$0	\$0	
<b>Adjusted Price:</b>	\$799000	\$799000	\$869900	

**Comparables (continued)3**

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
	No Photo Available			
<b>MLS #:</b>	07123969	07163394	07119886	
<b>Status:</b>	PCHG	NEW	PCHG	
<b>Street Number:</b>	1908	5540	4714	
<b>Compass Point:</b>	W	N	N	
<b>Street Name:</b>	Farragut	Francisco	WOLCOTT	
<b>Street Suffix:</b>	AVE	AVE	AVE	
<b>City:</b>	Chicago	Chicago	Chicago	
<b>List Price:</b>	\$875, 000	\$899, 900	\$934, 900	
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>	48	47	266	
<b>Total # Of Rooms:</b>	10	12	11	
<b>Bedrooms:</b>	4	4	4	
<b>Bathrooms:</b>	3.1	3.1	3.1	
<b>Subdivision:</b>				
<b>Lot Size:</b>	Standard Chicago Lot	Less Than .25 Acre	Oversized Chicago Lot	
<b>Approx Sq Ft:</b>			4000	
<b>Type of House:</b>	2 Stories	2 Stories	3 Stories	
<b>Dining Room:</b>	Combined w/ LivRm (WLR)	Separate (SEP)		
<b>Living Room Size:</b>	29X18	29X14	18X16	
<b>Master Bedroom Size:</b>	18X17	24X14	18X16	
<b>Model:</b>				
<b>Basement:</b>	Full, Finished, Exterior Access	Full, Finished, Exterior Access	Full, Walkout, Finished	
<b>Garage Type:</b>	2 Car Garage, Garage Door Opener(s) (Auto)	Attached	Detached, 2 Car Garage	
<b>Parking:</b>	On-Site	None/Not Applicable	Off Alley, On-Site	
<b>Age:</b>	1-5 Years	51-100 Years	1-5 Years	
<b>Exterior Building Type:</b>	Aluminum/Vinyl/Steel Siding (AVS)	Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS)	
<b>Elementary Sch Dist:</b>	299	299	299	
<b>High Sch Dist:</b>	299	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>	\$0	\$0	\$0	
<b>Adjusted Price:</b>	<b>\$875000</b>	<b>\$899900</b>	<b>\$934900</b>	

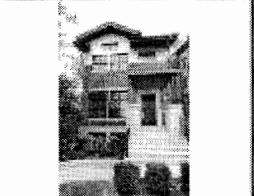
**Comparables (continued)**

Exhibit to Response to Motion Page 3

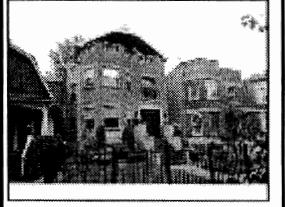
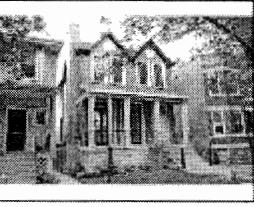
	Subject Property	Comp #7 Adjustment	Comp #8 Adjustment	Comp #9 Adjustment
	No Photo Available			
<b>MLS #:</b>	06982004	07021176	07156832	
<b>Status:</b>	ACTV	ACTV	ACTV	
<b>Street Number:</b>	5139	5123	5036	
<b>Compass Point:</b>	N	N	N	
<b>Street Name:</b>	OAKLEY	WINCHESTER	Winchester	
<b>Street Suffix:</b>	AVE	ST		
<b>City:</b>	Chicago	Chicago	Chicago	
<b>List Price:</b>	\$979, 000	\$999, 000	\$999, 000	
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>	250	191	126	
<b>Total # Of Rooms:</b>	12	13	11	
<b>Bedrooms:</b>	5	5	5	
<b>Bathrooms:</b>	3.1	3.1	3.1	
<b>Subdivision:</b>				
<b>Lot Size:</b>	Oversized Chicago Lot	Standard Chicago Lot	Less Than .25 Acre	
<b>Approx Sq Ft:</b>	5000		4000	
<b>Type of House:</b>	2 Stories	3 Stories	2 Stories	
<b>Dining Room:</b>	Combined w/ LivRm (WLR)	Separate (SEP)	Separate (SEP)	
<b>Living Room Size:</b>	23X12	16X19	21X18	
<b>Master Bedroom Size:</b>	23X17	18X18	18X17	
<b>Model:</b>				
<b>Basement:</b>	Full, Walkout, Finished	Full, Walkout, Finished	Full, Finished	
<b>Garage Type:</b>	Detached, 3 Car Garage	Detached, 2.5 Car Garage, Owned, On-Site	2 Car Garage	
<b>Parking:</b>	Assigned Spaces-2 or more	On-Site	Off Alley	
<b>Age:</b>	1-5 Years		1-5 Years	
<b>Exterior Building Type:</b>	Aluminum/Vinyl/Steel Siding (AVS)	Brick (BR)	Aluminum/Vinyl/Steel Siding (AVS)	
<b>Elementary Sch Dist:</b>	299	299	299	
<b>High Sch Dist:</b>	299	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>	\$0	\$0	\$0	
<b>Adjusted Price:</b>	\$979000	\$999000	\$999000	

**Comparables (continued)**

Exhibit B - Residential Motion Page 10 of 13

	<b>Subject Property</b>	<b>Comp #10 Adjustment</b>	<b>Comp #11 Adjustment</b>	<b>Comp #12 Adjustment</b>
	No Photo Available			
<b>MLS #:</b>		07124561	07111715	07136912
<b>Status:</b>		ACTV	ACTV	ACTV
<b>Street Number:</b>		2012	5049	4610
<b>Compass Point:</b>		W	N	N
<b>Street Name:</b>		GIDDINGS	OAKLEY	Wolcott
<b>Street Suffix:</b>		ST	AVE	ST
<b>City:</b>		Chicago	Chicago	Chicago
<b>List Price:</b>		\$1, 210, 000	\$1, 250, 000	\$1, 299, 000
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>		48	111	447
<b>Total # Of Rooms:</b>		9	10	12
<b>Bedrooms:</b>		4	4	4
<b>Bathrooms:</b>		3.1	3.1	3.1
<b>Subdivision:</b>				
<b>Lot Size:</b>		Oversized Chicago Lot	Less Than .25 Acre	Oversized Chicago Lot
<b>Approx Sq Ft:</b>		3900		4250
<b>Type of House:</b>		2 Stories	2 Stories	3 Stories
<b>Dining Room:</b>		Combined w/ LivRm (WLR)	Combined w/ LivRm (WLR)	Separate (SEP)
<b>Living Room Size:</b>		26X21	26X13	18X13
<b>Master Bedroom Size:</b>		23X19	17X17	18X16
<b>Model:</b>				
<b>Basement:</b>		Full, Finished	Full, Finished	Full, Finished
<b>Garage Type:</b>		2 Car Garage	2.5 Car Garage, Garage Door Opener (s) (Auto), Transmitter (s), Owned, On-Site	Detached, 2 Car Garage, Garage Door Opener(s) (Auto), Carport, On-Site
<b>Parking:</b>		Off Street	Off Alley, Underground/Covered	Assigned Spaces-2 or more, Off Alley, On-Site
<b>Age:</b>		6-10 Years	1-5 Years	1-5 Years
<b>Exterior Building Type:</b>		Aluminum/Vinyl/Steel Siding (AVS)	Brick (BR)	Brick (BR), Stone (ST)
<b>Elementary Sch Dist:</b>		299	299	299
<b>High Sch Dist:</b>		299	299	299
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>		\$0	\$0	\$0
<b>Adjusted Price:</b>		\$1210000	\$1250000	\$1299000

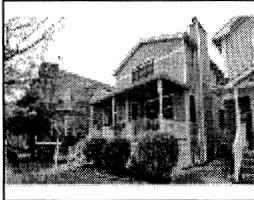
**Comparables (continued) 3**

	Subject Property	Comp #13 Adjustment	Comp #14 Adjustment	Comp #15 Adjustment
	No Photo Available			
<b>MLS #:</b>	07148240	07005434	07149018	
<b>Status:</b>	ACTV	ACTV	ACTV	
<b>Street Number:</b>	4148	4930	4838	
<b>Compass Point:</b>	N	N	N	
<b>Street Name:</b>	Rockwell	Winchester	OAKLEY	
<b>Street Suffix:</b>	ST	AVE	AVE	
<b>City:</b>	Chicago	Chicago	Chicago	
<b>List Price:</b>	\$1, 375, 000	\$1, 450, 000	\$1, 450, 000	
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>	20	208	306	
<b>Total # Of Rooms:</b>	10	14	11	
<b>Bedrooms:</b>	5	6	5	
<b>Bathrooms:</b>	3.1	4.1	3.2	
<b>Subdivision:</b>				
<b>Lot Size:</b>	Oversized Chicago Lot	Oversized Chicago Lot	Oversized Chicago Lot	
<b>Approx Sq Ft:</b>			4500	
<b>Type of House:</b>	3 Stories	3 Stories	2 Stories	
<b>Dining Room:</b>	Separate (SEP)	Combined w/ LivRm (WLR)	Combined w/ LivRm (WLR)	
<b>Living Room Size:</b>	20X18	15X13	15X15	
<b>Master Bedroom Size:</b>	22X14	21X14	18X15	
<b>Model:</b>	CEDAR			
<b>Basement:</b>	Full, Walkout, Finished, English	Full	Full, Finished, Exterior Access	
<b>Garage Type:</b>	Attached, 2 Car Garage, Heated	Detached, 2 Car Garage	Detached, 3 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), Owned, On-Site	
<b>Parking:</b>	Off Street	On-Site	Off Alley, Off Street, On-Site	
<b>Age:</b>	6-10 Years	100+ Years	NEW Ready for Occupancy	
<b>Exterior Building Type:</b>	Aluminum/Vinyl/Steel Siding (AVS), Cedar (CD)	Brick (BR)	Brick (BR), Limestone (LS)	
<b>Elementary Sch Dist:</b>	299	299	299	
<b>High Sch Dist:</b>	299	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>				

Adjusted Price:	\$1375000	\$1450000	\$1450000
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Prepared By: Fermin Perez Century 21 Lullo

**Comparables (continued)**

	Subject Property	Comp #19 Adjustment	Comp #20 Adjustment	Comp #21 Adjustment
	No Photo Available			
<b>MLS #:</b>	07069425	07150954	06933873	
<b>Status:</b>	CTG	CTG	PEND	
<b>Street Number:</b>	4834	5067	4641	
<b>Compass Point:</b>	N	N	N	
<b>Street Name:</b>	Hoyne	WINCHESTER	WOLCOTT	
<b>Street Suffix:</b>	ST	AVE	AVE	
<b>City:</b>	Chicago	Chicago	Chicago	
<b>List Price:</b>	\$799, 000	\$939, 000	\$999, 900	
<b>Sold Price:</b>				
<b>Closed Date:</b>				
<b>Market Time:</b>	134	18	228	
<b>Total # Of Rooms:</b>	9	9	9	
<b>Bedrooms:</b>	4	4	4	
<b>Bathrooms:</b>	3.1	4.1	4.1	
<b>Subdivision:</b>				
<b>Lot Size:</b>	Oversized Chicago Lot	Oversized Chicago Lot	Oversized Chicago Lot	
<b>Approx Sq Ft:</b>	4300		4400	
<b>Type of House:</b>	2 Stories	2 Stories	3 Stories	
<b>Dining Room:</b>	Separate (SEP)	Separate (SEP)	Separate (SEP)	
<b>Living Room Size:</b>	21X16	24X18	18X15	
<b>Master Bedroom Size:</b>	21X17	18X15	18X15	
<b>Model:</b>				
<b>Basement:</b>	Full, Walkout, Finished	Full, Finished	Full, Finished	
<b>Garage Type:</b>	3 Car Garage	Detached, 2.5 Car Garage, Garage Door Opener(s) (Auto)	Detached, 2 Car Garage	
<b>Parking:</b>	Off Alley, H, On-Site	Off Alley	On-Site	
<b>Age:</b>	6-10 Years	51-100 Years	1-5 Years	
<b>Exterior Building Type:</b>	Aluminum/Vinyl/Steel Siding (AVS), Frame (FR)	Brick (BR), Frame (FR)	Brick (BR)	
<b>Elementary Sch Dist:</b>	299	299	299	
<b>High Sch Dist:</b>	299	299	299	
<b>Short Sale/Foreclosed/Court Approved:</b>				
<b>Total Adjustments:</b>	\$0	\$0	\$0	
<b>Adjusted Price:</b>	\$799000	\$939000	\$999900	